



Changes to Downtown Zoning Released

Shaping the future of Seattle's greater downtown area and setting a new direction for dealing with the significant growth coming to the city are key goals of a proposal released May 11 by Mayor Nickels.

Part of the Center City Seattle Strategy, the proposal encourages more housing immediately adjacent to the traditional downtown commercial core, and increases the capacity of the area for new jobs. The changes affect the Commercial Core, Denny Triangle, and portions of Belltown, and respond to calls from the downtown neighborhoods for more housing and jobs.

The new rules will provide more opportunities to gain funding resources for workforce and affordable housing, as well as landmark preservation, child care and open space.

The proposal will also encourage slimmer, more attractive building designs. Redefining the "envelope" of buildable space on downtown properties will provide more flexibility to designers while also providing reasonable controls on the bulk of buildings.

The proposal is an essential component of the Mayor's vision for the downtown commercial core and Center City. The Mayor's Center City Seattle Strategy moves Seattle forward on two major policy goals—promoting affordable housing, and encouraging "smart growth" in the city and the region.

see **downtown zoning** on page 7

Monthly Highlights

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CUSTOMER ALERT

June Fee Changes 2005

While development fees for most DPD services increased in January 2005, fee changes for some master use permits (MUPs) take effect June 1, 2005.

—details on page 3

Workshop to Review Shoreline Alternative Mitigation Plan

DPD will hold a public workshop on Monday, June 29, to discuss a plan that would allow more flexibility in shoreline development requirements, while also strengthening habitat protection and enhancing public access.

Called the Shoreline Alternative Mitigation Plan, this project would change the way that the city implements its Shoreline Master Program (SMP) for shorelines between the Hiram Chittenden Locks and the Montlake Cut, including Salmon Bay east of the locks, the Ship Canal, Lake Union and Portage Bay.

see **shoreline alternative** on page 8

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Get Involved in Urban Sustainability

SPECIAL INVITATION TO

a very special evening

International Sustainable Solutions invites you to a truly unique outside event:

Dinner Party with the Legendary Jan Gehl

June 8, 2005, 6:30 p.m.

On Occidental Ave. S. between
www.seattle.gov/dpd/Planning
S. King St. & Qwest Field

For over 30 years, Danish architect Jan Gehl has been an advocate of turning vehicle-centric cities into pedestrian- and people-friendly cities (see description of Gehl at right from June 6 forum event). With his leadership all 18 public squares in Copenhagen that had been parking lots have been turned back to public squares, and pedestrian streets are thriving for walking, shopping, and people-watching.

To honor Gehl, Occidental Street—ordinarily used for vehicles—has been reserved as the location for the dinner party. Come with a big appetite for food and fun and hear Gehl share his observations about how Seattle can become a truly great pedestrian city.

Tickets may be purchased at www.i-sustain.com. COST: Before May 25, Individual Tickets - \$75.00; Table of 10 - \$650. After May 25, Individual Tickets - \$85.00; Table of 10 - \$750.

2005 Urban Sustainability Forum Continues

Come help us plan how to transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused, and sustainably designed. At the next three events in our 2005 Urban Sustainability Forum you'll hear nationally and internationally recognized leaders in sustainable community development and join discussions designed to inspire Seattle's business leaders and citizens to create a shared vision of urban sustainability. These lectures are free to the public and registration is not required.



Gehl

Public Spaces, Public Life

Monday, June 6, 2005, 5:30-7:00 pm
Seattle Central Library Auditorium
*Part of Mayor's Center City Seattle Strategy
Cosponsored with Int'l Sustainable Solutions*

Jan Gehl, *Founding Partner, Gehl Architects, Urban Quality Consultants; Professor of Urban Design, School of Architecture, Royal Danish Academy of Fine Arts*

Known as the "Master of Public Space," Gehl will present his research on public spaces and public life in Copenhagen and cities in Europe, North America, Asia and Australia. He integrates cutting-edge technologies with urban design strategies to enhance people's experience of everyday life in the public realm.

Integrating Green Roof & Rainwater Harvesting Strategies



Koenig

Thursday, June 16, 2005, 11:30 a.m.-1 p.m.
Seattle City Hall, Bertha Knight Landes Room

Klaus W. Koenig, *Architect & Consulting Engineer*
Marco Schmidt, *PhD, Institute of Landscape Architecture & Environmental Planning, Technical University of Berlin*

Both from Germany, Koenig and Schmidt are internationally recognized leaders in rainwater harvesting strategies and green roof technologies.

They work with communities to identify these approaches as innovative elements in cities' comprehensive strategies for reducing the pressure on municipal water systems and attenuating stormwater impacts.



Schmidt

Seattle's Ecological Footprint: Present and Future



Chazan

Monday, June 20, 2005, 5:30-7 p.m.
Seattle Central Library Auditorium

Dahlia Chazan, *Codirector for the Sustainability Indicators Program, Redefining Progress*

Chazan will report back to the City on our community's "ecological footprint"—the land area required to support current local lifestyles. She will discuss several scenarios for land use planning policies that will lower Seattle's Ecological Footprint over the next 10 years.

June Fee Changes

Master Use Permit and Shoreline Exemption Fee Increases

While development fees for most DPD services increased in January 2005, fee changes for some master use permits (MUPs) are not effective until June 1, 2005.

On this date review fees for Administrative Conditional Uses (ACUs) and Variances will increase from \$1,620 for 20 hours of review to \$2,500 for 10 hours of review. The hourly rate for review beyond the 10 hours remains \$250. This increase does not apply to ACUs and Variances for community centers, child care centers, adult care centers, private schools, religious facilities and public and private libraries in single family and multifamily zones.

The increased land use review fees replace general fund subsidies, as continued shortfalls in tax revenue for general city services have required us to move to full fees to cover most of these services. All fee changes are a result of the adoption of the City's budget for 2005-06 and the annual increase assigned to the estimated values of construction projects. If you have questions about land use fees, contact the Public Resource Center (details below).

Shoreline Exemption Fee Change

Also starting June 1, shoreline exemptions will be charged at an hourly rate of \$155 for review time. A fee of \$155 will be collected at the time of application for the first hour of review. Any additional fees owed for additional review time must be paid in full before an exemption determination is released. If you have questions about the shoreline exemption process, please contact:

Maggie Glowacki, DPD Land Use Planner
(206) 386-4036, margaret.glowacki@seattle.gov

Getting New Fee Info

Download the new Fee Subtitle, Director's Rule, Building Valuation Table, comparisons of 2004 and 2005 fees, and related information from our DPD Fees page, accessible at www.seattle.gov/dpd/about.

Printed copies of the Fee Subtitle and related documents are available from our Public Resource Center (PRC), 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467. The PRC hours are M,W,Th,F: 8 a.m.-5 p.m.; Tu: 10 a.m.-5 p.m.

Drop-Off Applications Temporarily Required for New Construction & Land Use Platting

— Short-term measure to help alleviate new permit system impacts

During the upgrade to our permit system currently underway, we expect a short-term effect on turnaround time for permit processing as staff undergo training. We are taking several steps to maintain production at an acceptable level. One of these steps is expanding our practice of accepting applications in our Applicant Services Center (ASC) via a "drop-off" process which will be mandatory for certain types of applications.

For full details, please see the bright yellow flyer inserted in this issue of *dpdINFO* or visit www.seattle.gov/dpd/permits.

Tenant Relocation Assistance Amounts Increase

On June 1 the amount of relocation assistance paid to tenants displaced by development activity will increase from \$2,336 to \$2,462; relocation assistance paid to residential tenants displaced by an Emergency Order of the Director to Vacate and Close will rise from \$2,912 to \$3,069. This 5.4 percent increase over last calendar year was derived from the Housing Component of the Consumer Price Index during 2004.

The amount of relocation assistance related to development is split evenly between the City and the property owner. Relocation assistance related to an emergency order is paid 100 percent by the property owner.

For additional information, see CAM 609, "Seattle's Tenant Relocation Assistance Ordinance," available online at www.seattle.gov/dpd/camlist/camlist.asp or from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

Height Increases Now Possible in Basements and Attics of Some Older Homes

Owners of older homes may have additional home improvement possibilities, thanks to a recent amendment to the Land Use Code which allows size increases to some structures in single family zones that do not conform to front and/or rear yard “setback” requirements. Homeowners may now be able to achieve sufficient ceiling height in an existing basement or attic.

A setback is the required space between the structure and the property line. Many older homes are situated within required setbacks because they were built prior to today's standards. The part of the house that is within the required setback is legally “non-conforming.” Prior to this amendment, a homeowner could rarely legally increase the height of that portion of the house that is within the required setback.

The amendment applies to all single family zones in the city, and an increase in height in such cases may not exceed the height limit of the zone. It is further limited to minimum ceiling height standards.

Because the City's existing single family requirements were adopted in 1982, it is unlikely that any home built in the past 22 years would be non-conforming with respect to front or rear yard requirements. Approximately 100,000 homes were built prior to existing standards.

For more information contact:

Susan McLain, DPD Planner
(206) 684-0432, susan.mclain@seattle.gov

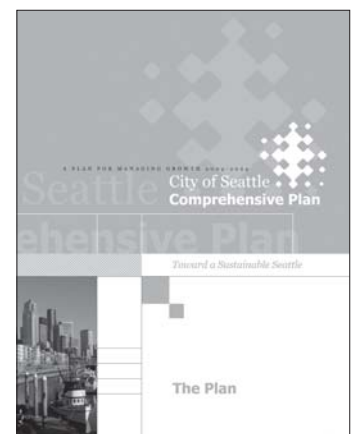
Seattle's Updated Comprehensive Plan Available

Copies of Seattle's recently revised Comprehensive (Comp) Plan—which provides the basic direction for how Seattle's expected growth over the next 20 years will be handled—are now available.

An electronic version of the complete updated Comp Plan is available online at www.seattle.gov/dpd/planning/compplan. You can obtain a printed copy for \$15 from the DPD Public Resource Center, 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467. The plan is also available on CD for free.

For more information on the 10-year review and adopted amendments, visit the Comp Plan 10-Year Update project website at www.seattle.gov/dpd/planning/compplan10year. If you have questions about the Comp Plan, please contact:

DPD Comp Plan Staff
(206) 233-0079, compplan@seattle.gov



Open House to Showcase UW Student Visions for South Lake Union

The public is invited to an open house to hear about new ideas for an updated South Lake Union (SLU) urban center plan. The event will showcase University of Washington (UW) Master of Urban Planning students' ideas for the area on topics such as urban design, housing, sustainability, community identity, streetscapes and reuse of existing structures.

The open house will be held:

**June 7, 2005
5:30 p.m.-8:30 p.m.
South Lake Union Park
Naval Reserve Building (Armory)
860 Terry Ave. N.**

In 2004, the City's 10-year Comprehensive Plan update designated SLU an "urban center"—an area with the potential for high job and housing growth. The existing SLU neighborhood plan must be revised to address specific topics as required under King

County's Countywide Planning Policies. DPD is managing an update process to address those issues, and to reflect significantly changed expectations about the amount of growth that the area is anticipated to experience in the coming years.

As a first step in updating the neighborhood plan, DPD has sponsored the UW Department of Urban Design and Planning's Studio, and has encouraged students to explore topics and issues that could be included in an updated urban center plan. Comments received on the ideas that students present at the open house will be considered when updating the SLU plan.

For more information about the open house, or the update to the SLU neighborhood plan, please contact:

Lish Whitson, DPD Planner
(206) 233-0079, lish.whitson@seattle.gov

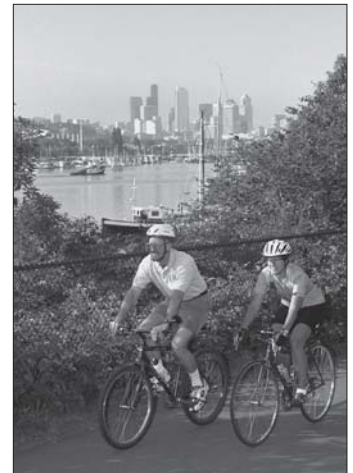
A New Look at Seattle's Population: Local Views of Census 2000 Data Released

City planning staff have now compiled detailed information on local Seattle geographic areas, extracted from Census 2000 data. This work, available on DPD's Population and Demographics website, reflects a level of detail not provided by the Census Bureau.

Reports on demographic characteristics—population, age, family type, education levels, employment, housing and income—can now be viewed by subject or by area for each of Seattle's Urban Centers, Urban Villages and Neighborhood Planning Areas. Maps of the census tracts that make up each of these locally-defined area are also available.

Subject reports and maps are also available for 53 new Community Reporting Areas, with individual reports currently under development.

To see the new locally-defined population and demographic maps and reports, visit www.seattle.gov/dpd/demographics/data.asp



About Urban Centers/Villages, Neighborhood Planning Areas, and Community Reporting Areas

- As part of the growth management strategy in Seattle's Comprehensive (Comp) Plan, the City designated geographic areas to accommodate future population and job growth. These areas were defined as Residential Urban Villages, Hub Urban Villages, and Urban Centers.
- Following the adoption of the Comp Plan in 1994, the City and neighborhood groups created neighborhood plans and defined the geographic areas involved, which are called Neighborhood Planning Areas.
- Community Reporting Areas (CRAs), small geographic areas that blanket the entire city, were adopted in 2004 as a standard, consistent, citywide geography for reporting purposes across all departments. CRAs provide information about the population outside the urban centers and villages.

Planning Effort to Stimulate Housing in South Downtown

DPD is initiating a planning effort for South Downtown to help stimulate housing and related development in the area. This work is consistent with the Mayor's vision of fostering vibrant communities where distinct neighborhoods are knitted together in the context of the broader Center City Seattle growth strategy.

Specific goals of the project include:

- Stimulating housing and jobs through zoning and land use decisions
- Respecting neighborhood character and neighborhood plans
- Promoting an integrated mix of uses
- Supporting quality connections between neighborhood areas and downtown as a whole
- Encouraging economic vitality and environmental sustainability
- Accommodating regional services and ensuring they respect the goals of the local community

DPD staff will gather information and opinions through a public involvement process during the summer and fall of 2005. Recommendations for land use actions are anticipated before the end of the year. Find up-to-date information on DPD's website at www.cityofseattle.net/dpd or by contacting either DPD staff member below:

Susan McLain, DPD Planner
(206) 684-0432, susan.mclain@seattle.gov

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@seattle.gov



Please join us at the following meetings:

Downtown

Tuesday, June 21, 2005, 4 p.m.-7 p.m.
Presentations at 5 p.m. & 6 p.m.

Benaroya Hall

Recital Hall/Bill & Melinda Gates Lobby
(enter on the corner of Third Ave. and Union St.)

Interbay

Wednesday, June 22, 2005, 5 p.m.-7 p.m.
National Guard Armory, Drill Room
1601 W.Armory Way

West Seattle

Thursday, June 23, 5 p.m.-7:30 p.m.
West Seattle High School, Commons
3000 California Ave. SW

Help Shape Seattle's Waterfront at June Workshops

After years of anticipation, citizens will have the opportunity this month to see how the Viaduct replacement tunnel may be built, to provide input on how to keep people moving during construction, and to comment on the Central Waterfront Concept Plan. A series of public workshops, sponsored by the Alaskan Way Viaduct and Seawall Project and DPD's Central Waterfront Planning Team, will be held June 21-23 (details at left).

City planners have been working for several years to take advantage of this once-in-a-century opportunity to recreate Seattle's Central Waterfront. The need for this work has come about over the years, as the waterfront evolved from a frontier wilderness to a major economic center, fueling growth in the Pacific Northwest and beyond. In recent years the Alaskan Way viaduct and the seawall along the central waterfront have been damaged and weakened, thrusting the waterfront toward yet another major milestone in its evolution.

Planning activities to date have focused on generating creative ideas about what the future waterfront should be. For the last several months, DPD has been working to compile and synthesize the ideas and input received from the public over the past 18 months, including the Waterfront Charrette of 2004. We have also been working in close cooperation with several City departments, especially the Seattle Department of Transportation (SDOT), to further develop the Concept Plan and to ensure close coordination with the Viaduct/Seawall

see **waterfront planning** on page 7

downtown zoning, *cont. from page 1*

The Seattle City Council is expected to complete review of the downtown zoning change proposal later this year.

Benefits of Downtown Zoning Changes Proposal

The mayor's proposal will:

- Help the environment by reducing urban sprawl in the region through concentrating growth in the urban center, where infrastructure exists. (A single 130-unit building downtown is the equivalent of 32 acres in a typical suburban development.)
- Reduce traffic by locating housing within walking distance to jobs and to buses so people can commute without cars.
- Provide incentives to build more housing downtown.
- Produce tens of millions in housing funds, more than the current code is projected to produce. For the first time, market-rate housing developers who seek bonuses will also contribute to affordable housing.
- Create high-performance, sustainable buildings with new commercial and residential buildings routinely complying with the basic Leadership in Energy and Environmental Design (LEED™) green building rating system (a national standard) for the first time.
- Protect Seattle's heritage with incentives to provide more money for historic preservation.
- Improve air quality by reducing automobile pollution.

Downtown Zoning Changes

For additional information, visit the Downtown Zoning Changes project website at www.seattle.gov/dpd/planning/downtownzoning.

Center City Seattle Strategy

For additional information, visit DPD's Center City Seattle Strategy project website at www.seattle.gov/dpd/planning/centercity and the Mayor's project website at www.seattle.gov/mayor/issues/centercity

Questions?

If you have questions, please contact either DPD staff member listed below:

Gordon Clowers, DPD Planner
(206) 684-8375
gordon.clowers@seattle.gov

Dennis Meier, DPD Planner
(206) 684-8270
dennis.meier@seattle.gov

waterfront planning, *cont. from page 6*

project. Major recent activities have included:

- Meetings of DPD's Waterfront Advisory Team, a group of experts who advise DPD on the development of the Concept Plan; these meetings have now been concluded and the team is finalizing its advice to DPD.
- Constant coordination with the SDOT/WSDOT Viaduct Seawall replacement project
- Coordination and close involvement with Washington State Ferries on the early stages of the Colman Dock expansion project
- Weekly meetings with a core team of DPD/SDOT and other key departments and agencies on detailed issues related to the plan
- Involvement of the Planning and Design commissions through a joint Commission Waterfront Committee

- A Feb. 9 public open house to review the progress on the draft Concept Plan and illustrate how ideas from the public have been incorporated into the plan

DPD planners anticipate completing the Concept Plan this fall and forwarding it to the Mayor and City Council for adoption. The Concept Plan is not a detailed Master Plan; it is intended to be a detailed *program*, presented in written and graphic format, with recommendations for items such as open space locations, land use patterns, transportation connections, and the desired character of the waterfront.

For more information on the workshops and waterfront planning, visit www.seattle.gov/dpd/centralwaterfront or contact:

Robert Scully, DPD Planner
(206) 233-3854, waterfrontplan@seattle.gov

shoreline alternative, *cont. from page 1*

While the City is not considering changes in the overall policy direction of the SMP, development of the alternative mitigation plan will result in changes to the way that some types of shoreline development projects can satisfy requirements to provide public access or to protect the shoreline environment.

The goals of SAMP are to:

- Promote the vitality of water dependent industrial uses by providing onsite expansion opportunities and a predictable and timely permitting process;
- Protect and restore shoreline aquatic habitat by identifying key restoration projects and leveraging public and private resources to implement these projects; and
- Provide and enhance public access opportunities.

Currently, the City's SMP requires that developers satisfy shoreline mitigation and public access requirements onsite. By allowing developers to satisfy these requirements offsite, shoreline restoration projects can be located where they will have the most impact, and shoreline permit applicants will gain

greater flexibility in site layout and benefit from a more predictable permit process.

Drawing on a thorough public participation process and detailed analysis of existing shoreline conditions, a set of shoreline restoration and public access projects is being identified. Shoreline project applicants will then have the option of satisfying shoreline protection and public access requirements on-site, or by financially supporting projects that are identified in the alternative mitigation plan.

The workshop will be held:

**June 29, 2005, 5:30 p.m.-7:30 p.m.
Seattle Marine Training Center
4455 Shilshole Avenue NW**

At the workshop, you will have the opportunity to review work in progress, learn how restoration projects are being identified, and offer input on how these projects should be selected.

For more information, contact:

Jim Holmes, DPD Planner
(206) 684-8372, jim.holmes@seattle.gov

TECHNICAL CODES



seattle ENERGY code

Visit DPD's
Energy Code website:

**www.
seattle.gov/
dpd/energy**

2004 Energy Code Adoption Anticipated

In April, the Mayor transmitted the 2004 Seattle Energy Code ordinance to the Seattle City Council. At its May 25 meeting the Council's Urban Development and Planning (UDP) Committee recommended approval and referred the ordinance to the full Council.

The Council is expected to vote on the ordinance at its meeting on Tuesday, May 31. The ordinance would then return to the Mayor for signature.

Following approval, DPD will prepare the 2004 Seattle Energy Code insert pages to accompany the 2004 Washington State Energy Code. The 2004 Seattle Energy Code is scheduled to take effect on July 1, 2005.

Copies of the 2004 Washington State Energy Code can be downloaded from the Washington State Building Code Council website at **www.sbcc.wa.gov/pages/code.html**.

For more information on the 2004 Seattle amendments to the Washington State Energy Code, contact:

John Hogan, DPD Senior Energy Analyst
(206) 386-9145, john.hogan@seattle.gov

Client Assistance Memos

UPDATED

- **CAM 105**, *Drop-Off Submittal Program*, has been revised substantially to clarify drop-off application submittal requirements and processes.
- **CAM 106**, *General Standards for Plans and Drawings*, has been updated to align the lettering height and width for CAD drawings more closely with industry standards, while maintaining "microfilmability." The new minimum for CAD lettering is 3/32" high, with a minimum width factor of 0.80. It also now recognizes that plans for large structures cannot fit on a sheet at 1/4" scale.
- **CAM 118**, *Making Sure Your Commercial Project Meets Seattle's Noise Ordinance Requirements*, has been updated to reflect that the Noise Abatement Program has moved to the 22nd floor of the Seattle Municipal Tower.
- **CAM 417**, *Sun Chart: Determination of Solar Exposure*, has been revised to update references to other DPD documents.
- **CAM 602**, *Condominium Conversion: A Guide for Tenants, Prospective Buyers, and Owners*, has been updated with current relocation assistance amounts.
- **CAM 604**, *Seattle Laws on Property Owner and Tenant Rights and Responsibilities*, has been revised to clarify the difference between eviction and termination of tenancy; to include Third Party Billing Ordinance information; and to update contact information.
- **CAM 604A**, *Seattle Laws Regarding Building Maintenance and Repair*, has been revised to reflect changes to CAM 604.
- **CAM 609**, *Seattle's Tenant Relocation Assistance Ordinance*, has been updated with current relocation assistance amounts.

PULLED

- **CAM 405**, *Energy-Efficient Lighting Equipment*, has been pulled from circulation; more current information is available at the Seattle Lighting Design Lab (www.lightingdesignlab.com) and on the Internet. For questions on the Seattle Energy Code, contact DPD Energy/Mechanical Technical Backup at (206) 684-7846.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

Director's Rules

FINAL

The following Director's Rules become effective June 1, 2005:

- **DR 13-2005**, *Alterations to Doors Opening into Corridors Which Are Not Part of a Stairwell Enclosure* (supersedes DR 24-76)
- **DR 14-2005**, *Alterations to Doors Opening into a Stairwell Enclosure* (supersedes DR 27-76)
- **DR 15-2005**, *Alternate Locking Devices for Sliding Patio Doors* (supersedes DR 14-77)
- **DR 16-2005**, *Reasonably Weathertight, Watertight, and Damp-Free Building Components* (supersedes DR 17-77)
- **DR 18-2005**, *Adjustment to Amount of Relocation Assistance under the Tenant Relocation Assistance Ordinance* (supersedes DR 2-2004)
- **DR 19-2005**, *Adjustment to the Amount of Relocation Assistance under the Housing and Building Maintenance Code* (supersedes DR 4-2004)

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

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If you'd like to be removed from our printed mailing list, call (206) 233-3881 and provide the name and address you'd like removed.

REMODELING?

FREE Home Improvement Workshop

City of Seattle reviewers and inspectors will be available for one-on-one consultations regarding:

- electrical
- building
- zoning
- plumbing
- permits & more!



June 4, 10 a.m.-Noon
University Heights Safeco Academy

No registration required—just show up!

For more info, call (206) 684-8443 or visit www.seattle.gov/dpd/events

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Land Use Reviewers (<i>see note below*</i>)	n/a*
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ..	684-5174
Media Relations	233-3891
Microfilm Library	233-5180
<i>Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm</i>	
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i>	
Publications	684-8467
Site Development	684-8860
Sustainable Building	684-0806
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; 1-4:15pm)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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www.seattle.gov/dpd

Subscription Info: (206) 233-3881

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